

**WETHERSFIELD ZONING BOARD OF APPEALS  
PUBLIC HEARING**

**January 24, 2011**

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The Wethersfield Zoning Board of Appeals held a public hearing on January 24, 2011 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Matthias DeAngelo, Clerk  
Mark Rudewicz  
Frank Dellaripa, Alternate

**ABSENT:** George McKee, Vice Chairman  
Morris R. Borea  
Daniel Logan  
Eugene Ziurys, Jr., Alternate

**Also Present:** Steve Lattarulo – Building Department  
Fred Valente – Building Department

Chairman Vaughan, Jr. opened the meeting at 7:05PM. There was no one from the audience who wished to speak.

Chairman Vaughan, Jr. explained that in order for a variance to be granted all four members must vote in favor. The applicant will have the option of waiting to be heard until next month when more members are present.

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**APPLICATION NO. 6057-11 Geoffrey M. Nielsen**, seeking a variance to erect a shed not having the required side yard setback at 41 Longvue Drive, west side, A Zone. (§3.7).

Marty Roy, Artisan Woodworking, 2251 Silas Deane Highway, Rocky Hill, CT appeared before the Board on behalf of Geoffrey M. Nielsen seeking a variance to erect a shed not having the required side yard setback at 41 Longvue Drive. Mr. Roy stated that this is a 4'8" free standing shed which would be placed on crushed rock. Mr. Roy stated that Mr. Nielsen owns the abutting property. Mr. Roy stated that the shed would be 2 ½' feet from the side driveway going in the backyard; he added that the shed would be camouflaged from the front due to the exterior stairway.

Mr. Lattarulo questioned if this was a detached or attached shed; as the plans make it look like it is attached and he was told by Mr. Nielsen that this is an attached shed. Mr. Roy informed the Board that this is a detached shed.

Commissioner Dellaripa questioned if the issue is having the shed on the side and questioned what is behind the garage. Mr. Roy stated that there is a sidewalk directly

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behind the garage. He stated that they felt this was the best place for the shed as it blends in with the house and garage; adding that it is the same color.

Commissioner DeAngelo questioned if the shed has already been built. Mr. Roy stated that it has not yet been purchased and that this is a pre-fabricated shed that would be built on site.

Commissioner DeAngelo questioned how much of a variance is needed and questioned what would be done if this application were denied. Mr. Roy stated that a 2' variance is needed and he is not sure what Mr. Nielsen would like to do if this were denied.

Commissioner Dellaripa questioned the hardship. Chairman Vaughan, Jr. stated that he felt the hardship is the shape of the lot.

Commissioner DeAngelo confirmed that these are pre-fabricated sheds. Mr. Roy confirmed this and showed the Board a brochure of the proposed shed.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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**APPLICATION NO. 6058-11 Salvatore Cianci**, seeking a variance to erect an accessory structure having more than the allowable square footage and having less than the required side yard, at 108 Oakdale Street, north side, B Zone. (§3.6A.2C).

Salvatore Cianci, 108 Oakdale Street, Wethersfield, CT appeared before the Board seeking a variance to erect an accessory structure having more than the allowable square footage and having less than the required side yard. Mr. Cianci stated that this variance is for a canopy on top of his trailer.

Commissioner Rudewicz confirmed that this is to house a camper. Mr. Cianci stated that this was correct.

Chairman Vaughan, Jr. confirmed that this is already built. Mr. Cianci stated that this is correct; he stated that he did not know that he needed a permit/variance for this.

Mr. Lattarulo stated that it was brought to the Building Departments attention from a complaint. He stated that this is .5' from the side yard and that he is over the allowed square footage of 200 square feet by approximately 500 square feet.

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Chairman Vaughan, Jr. questioned if he has spoken with his neighbors about this application. Mr. Cianci stated that he has and that some of his neighbors are here tonight. He added that the back of his property abuts only the highway. He stated that you cannot see any of this from the street unless you look into the backyard.

Chairman Vaughan, Jr. questioned how the canopy is put up. Mr. Cianci stated that it is on a concrete slab. He added that his trailer has always been on this concrete slab and he just put the canopy up about a year and a half ago. He presented pictures to the Board.

Mr. Lattarulo stated that if this application were to be approved prior to issuing a permit the Building Department would need to make sure that this is structurally sound.

Chairman Vaughan, Jr. questioned what he would do if this variance were not approved. Mr. Cianci stated that he would have to take it down and put up the tent again; something he does not want to have to do.

Commissioner DeAngelo questioned what the brown structure next to the camper is. Mr. Cianci stated that this is a race car trailer. Commissioner DeAngelo questioned how long he has had this trailer. Mr. Cianci stated that he has had the trailer for over 10 years.

There were no further questions or comments from the Board.

The following audience members wished to speak in favor of this application:

1. Dave Weidlich, 102 Oakdale Street, Wethersfield, CT – He stated that if it is the side yard that is an issue; he is fine with it.
2. John Gwozdz, 96 Oakdale Street, Wethersfield, CT – He stated that he lives 1 house down from Dave; and he also does not have a problem with this application.

There was no one in the audience who wished to speak in opposition to this application.

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**APPLICATION NO. 6059-11 Rachel Turner-Lauck, NORR**, seeking a variance to 1) erect wall signs exceeding the permitted number of logos and permitted square footage. 2) erect menu signs of which exceeds the permitted square footage. 3) erect wall signs of which a portion projects above the roof line. 4) erect a freestanding sign which is not permitted, at 991-1115 Silas Deane Highway, (proposed Panera Bread at 1129 Silas Deane Highway.), west side Zone (§6.3F).

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Rachel Turner-Lauck, 1129 Silas Deane Highway, Wethersfield, CT, Mr. Bahjat Shariff, 13 Blossom Court, Cumberland, RI and Mr. Pat Gorman, LRC Group, 160 West Street, Cromwell, CT appeared before the Board seeking 4 variances for the proposed Panera Bread. Ms. Turner-Lauck stated that with regards to the first variance there are three signs, they are over the allowed square footage because the background is also considered part of the sign; otherwise they would have been within the allowed square footage. Regarding the second variance she stated that these are standard menu signs; they have a "preview board" and the actual menu board where the order is placed. This allows for faster service. Regarding the third variance she stated that the green portion of the sign will protrude over the roof line. And finally regarding the last variance they are just small thank you signs as you exit the drive-thru.

Mr. Valente stated that with regards to the signs because the color gives contrast it makes it a part of the sign. The allowable square footage for the sign is 125 square feet and these signs are 324 square feet.

Commissioner Dellaripa questioned if the signs are facing different directions. Mr. Shariff stated that they try to have the signs to the right of the building. He stated that what they are trying to do is get customers to know that they have a drive-thru as not many Panera's have them. He stated that is the reason for the three different signs to show them at all angles. He added that the green behind the sign makes it a very attractive sign and is part of the Panera logo.

Chairman Vaughan, Jr. confirmed that if it were not a green background it would not be over the allowable square footage. Mr. Valente stated that this was correct.

Chairman Vaughan, Jr. questioned if they have been before the Planning and Zoning Board yet. Ms. Turner-Lauck stated that they have gone before the Design Review and Planning and Zoning Boards. All was approved except the Design Review Board is still on the fence about the drive-thru sign.

Commissioner Dellaripa questioned why a variance for the sign protruding the roof line. Mr. Valente stated that regulations require that all roof lines be uniform.

Commissioner Dellaripa questioned the variance for the menu signs. Ms. Turner-Lauck stated that the preview sign is within the allowed square footage; she stated that the drive-thru sign is over, but added that this is a standard menu board and is not sure they can do anything other than this menu board.

Commissioner Dellaripa questioned where the thank you signs will be placed. Ms. Turner-Lauck stated that they will be put at the entrance and exits of the drive-thru.

Commissioner Dellaripa questioned if they would be seen from the Silas Deane

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Highway. Mr. Gorman stated that they cannot be seen from Silas Deane Highway and that they will have heavy landscaping; adding that they will also have 23 parking spaces which will help block the boards.

Chairman Vaughan, Jr. stated that Starbucks was previously before this Board and they had to make the signs smaller. Ms. Turner-Lauck stated that she has never had to deal with trying to make the boards smaller.

Mr. Gorman stated that by having the preview menu sign it will speed up the process of ordering and less cars will stack up.

Chairman Vaughn, Jr. questioned that the wall signs are also over. Mr. Valente stated that 125 square feet are allowed and they have 324 square feet. He added that if the background was left brown, the same color as the building, then it would be in compliance.

Commissioner DeAngelo confirmed that they will be located on the north side. Mr. Gorman stated that they will be on the north near Close, Jensen and Miller.

Commissioner DeAngelo questioned if you can see the sign if you are heading north. Mr. Gorman stated the signs are placed so that you can see it from every angle on the Silas Deane Highway.

Mr. Shariff stated that with regards to the background of the sign, and changing it to brown to match the building, he feels that this really takes away from the Panera logo, adding that he would hate to have to change that. He stated that regarding the menu boards, he feels that they are in the perfect location, tucked away and not intrusive at all.

Commissioner DeAngelo questioned if the double menu sign is anywhere else in town. Someone spoke up and said that the Burger King on the Silas Deane Highway does have a double menu board.

Commissioner DeAngelo questioned if they ever had to have other applicants change their menu signs before. Chairman Vaughan, Jr. stated that they have.

Mr. Shariff wanted to comment that Panera really cares about their buildings and they remodel every 5 years.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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Chairman Thomas Vaughan, Jr.

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Commissioner DeAngelo, Clerk

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**PRESENT:** Thomas J. Vaughan, Jr., Chairman  
Matthias DeAngelo, Clerk  
Mark Rudewicz  
Frank Dellaripa, Alternate

**ABSENT:** George McKee, Vice Chairman  
Morris R. Borea  
Daniel Logan  
Eugene Ziurys, Jr., Alternate

**Also Present:** Steve Lattarulo – Building Department  
Fred Valente – Building Department

**DECISIONS FROM PUBLIC HEARING**

**APPLICATION NO. 6057-11 Geoffrey M. Nielsen**, seeking a variance to erect a shed not having the required side yard setback at 41 Longvue Drive, west side, A Zone. (§3.7).

Upon motion made by Commissioner DeAngelo seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that this application **BE APPROVED** as presented.

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**APPLICATION NO. 6058-11 Salvatore Cianci**, seeking a variance to erect an accessory structure having more than the allowable square footage and having less than the required side yard, at 108 Oakdale Street, north side, B Zone. (§3.6A.2C).

Upon motion made by Commissioner DeAngelo seconded by Commissioner Rudewicz and a poll of the Board it was unanimously that this application **BE APPROVED** with the following stipulation:

1. Must submit stamped engineering drawing for Town Engineers approval.

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**APPLICATION NO. 6059-11 Rachel Turner-Lauck, NORR**, seeking a variance to 1) erect wall signs exceeding the permitted number of logos and permitted square footage. 2) erect menu signs of which exceeds the permitted square footage. 3) erect wall signs of which a portion projects above the roof line. 4) erect a freestanding sign which is not permitted, at 991-1115 Silas Deane Highway, (proposed Panera Bread at 1129 Silas Deane Highway.), west side Zone (§6.3F).

Upon motion made by Commissioner Dellaripa seconded by Commissioner Rudewicz and a poll of the Board it was unanimously voted that this application **BE APPROVED** as presented.

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**APPROVAL OF MINUTES**

The approval of the minutes of November 22, 2010 was tabled.

The approval of the minutes of December 27, 2010 was tabled.

**ADJOURNMENT**

The meeting was adjourned at 8:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS  
CHAIRMAN VAUGHAN, JR.

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Commissioner DeAngelo, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

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Commissioner DeAngelo, Clerk